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TRUSTEE'S DEED

DEPT-01 RECORDING \$27.00
140612 TRAN 5668 06/27/97 11:58:00
#0672 + ER * - 97 - 465021
COOK COUNTY RECORDER

This Indenture, Made this 3rd day of June 1997

between Downers Grove National Bank of Downers Grove, Illinois, a national banking association duly authorized by the Statutes of Illinois to execute trusts, as trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said company in pursuance of a trust agreement dated the 1st day of July 1985 and known as Trust Number 85-069, grantor, and Pamela Bridges, a never married woman

Unit 1F, 4070 N. Sheridan Road
of Chicago, IL 60613, grantee.

Witnesseth, That said grantor, in consideration of the sum of Ten and 00/100 ----- Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said grantee, the following described real estate, situated in Cook County, Illinois, to-wit:

See Attached "EXHIBIT A"

Common Address: Unit 1F, 4070 N. Sheridan Road, Chicago, IL 60613
Parcel Number: 14-17-404-041-0000
together with the tenements and appurtenances therunto belonging

This deed is executed by the Downers Grove National Bank, not personally but as Trustee as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money and remaining unreleased at the date of the delivery hereof. Downers Grove National Bank warrants that it possesses full power and authority to execute this instrument.

In Witness Whereof, said grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President and Trust Officer and attested by its Land Trust Officer, the day and year first above written.

DOWNERS GROVE NATIONAL BANK
As Trustee as aforesaid, and not personally.

Attest: *[Signature]*
Land Trust Officer

By: *[Signature]*
Assistant Vice President and

(Page 1 of 2)

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This instrument prepared by:

Marion L. Somers
Downers Grove National Bank
5140 Main Street
Downers Grove, IL 60515

Future Tax Bills to:

Pamela D. Bridges
4070 N. Sheridan Rd., Unit 1F
Chicago, IL 60613

After recordation return to:

Richard J. Arendt, Esq.
640 North LaSalle St., Suite 270
Chicago, IL 60610

State of Illinois,
COUNTY OF DUPAGE

} ss. I the undersigned

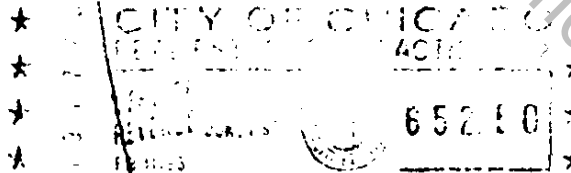
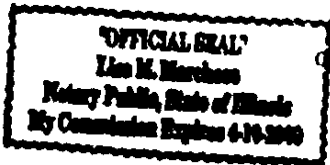
Notary Public, in and for said County, in the State aforesaid, DO
HEREBY CERTIFY that Donna M. Hayes, Assistant Vice President
and Trust Officer of the DOWNERS GROVE NATIONAL BANK
and Marion L. Somers, Land Trust Officer

of said Bank, personally known to me to be
the same persons whose names are subscribed to the foregoing instrument as
such AVP and Trust Officer and Land Trust Officer
respectively, appeared before me this day in person and acknowledged that
they signed and delivered the said instrument as their own free and voluntary
act, and as the free and voluntary act of said Bank, for the uses and purposes
therein set forth; and the said Land Trust Officer

did also then and there acknowledge that she as custodian of the corporate
seal of said Bank, did affix the said corporate seal of said Bank to said
instrument as her own free and voluntary act, and as the free and voluntary
act of said Bank, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 3rd day

June 1997



DEED

Downers Grove National Bank
As Trustee under Trust Agreement

DOWNERS
NATIONAL BANK
1107 Corticeo Street
Downers Grove, Illinois

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EXHIBIT "A"

UNITS 4070-1F AND P-4, SHERIDAN PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH 28 FEET OF LOT 14 AND THE NORTH 22 FEET OF LOT 15 IN BLOCK 7 IN BUENA PARK (EXCEPT THE EAST 7 FEET TAKEN FOR STREET) HAVING REFERENCE TO PLAT RECORDED JANUARY 13, 1887 IN BOOK 25 OF PLATS, PAGE 28, AS DOCUMENT NUMBER 870097 IN SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97-289880 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE (EXCLUSIVE) RIGHT TO USE OF S-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO DECLARATION AFORESAID RECORDED AS DOCUMENT 97-289880.

SUBJECT TO: Current real estate taxes and taxes for subsequent years not due and payable as of the date hereof; the terms and conditions of that certain Declaration of Condominium dated April 17, 1997, and recorded April 28, 1997, as document number R97-289880 (the "Declaration"); public, private and utility easements, including any easements established by or implied from the Declaration and any amendments thereto; covenants, conditions and restrictions of record (provided the same do not materially interfere with the use of the property as a residence); applicable zoning and building laws, ordinances and restrictions; roads and highways, if any, limitations and conditions imposed by the Condominium Property Act of the State of Illinois, as amended; encroachments, if any, which do not materially impair the use or enjoyment of the property as a residence; special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments; installments due after the date hereof for assessments established under the Declaration; party wall rights and agreements, if any, title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of the delivery hereof; acts done by Grantee or anyone claiming by, through or under Grantee; Grantee's mortgage; and leases, licenses and management agreements affecting the Common Elements (as defined in the Declaration) (all of which are collectively called the "Permitted Exceptions").

Any tenant occupying the property which is the subject of this Trustee's Deed at the time the contract for that property was signed either had no right of first refusal or option to purchase at that time or has waived or failed to exercise that right of first refusal or option to purchase.

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Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the property which is the subject to the Trustee's Deed, the rights and easements for the benefit of said property set forth in that Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for Sheridan Place Condominium Association recorded with the Cook County Recorder of Deeds as Document No. R97- ("Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

This Trustee's Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

Property of Cook County Clerk's Office

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